



Staff Report

File #: 15-524, **Version:** 1

Agenda Date: 11/24/2015

Subject:

Case No. LU-27-10-15 (PARC, Inc.)

A request for a land use change from Institutional to Commercial General on approximately 2.1 acres located at the northeast corner of the intersection of 66th Street North and 58th Avenue North in the unincorporated area of Pinellas Park.

Recommended Action:

Adoption of Case No. LU-27-10-15: An ordinance approving the application of PARC, Inc. through Timothy Hughes, Esq., Representative, for a change in land use designation from Institutional to Commercial General, regarding approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park (street address: 5825 66th Street North & 6525 58th Avenue North).

Strategic Plan:

Foster Continual Economic Growth and Vitality.

4.3 Catalyze redevelopment through planning and regulatory programs.

Deliver First Class Services to the Public and Our Customers.

5.2 Be responsible stewards of the public's resources.

Summary:

This is a request to amend the Future Land Use Map (FLUM) from Institutional to Commercial General (CG). The site contains a retail thrift store on its western side fronting 66th Street North and a congregate care facility on its eastern side accessed via 58th Avenue North. These uses have existed since 1983. The site is currently zoned C-2, General Retail Commercial and Limited Services, which is not consistent with the Institutional FLUM category. The requested amendment to Commercial General would eliminate this inconsistency. The applicants have no immediate plans to change the current uses on the site, however they are proposing to split the property into two parcels to separate the thrift store from the congregate care facility to provide them the option to sell the thrift store component in the future if they so desire. Both the thrift store and the congregate care facility are permitted uses within the CG FLUM category and the C-2 zoning district. The congregate care facility is built to house up to 30 individuals but is currently home to 15 residents.

The subject area is adjacent to a large Salvation Army facility to the north and east. An 18-acre mobile home park is to the south, and a mini storage facility is to the west. The 66th Street North corridor is largely commercial in nature, and the CG FLUM category is the predominant land use fronting the roadway in the area. The mobile home park to the south is an exception; however it is currently adjacent to CG on two sides and is buffered from the subject area by a dense strip of vegetation on the south side of 58th Street North. Because the site is already being used for commercial purposes, the impacts to 66th Street North should be minimal. It is staff's conclusion that the proposal is consistent with the Pinellas County Comprehensive Plan, and there are no anticipated issues with this request.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its October 8, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.1 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 66TH STREET N AND 58TH AVENUE N IN THE UNINCORPORATED AREA OF PINELLAS PARK LOCATED IN SECTION 32, TOWNSHIP 30, RANGE 16; FROM INSTITUTIONAL TO COMMERCIAL GENERAL, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 24th day of November 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park. Referenced as Case LU-27-10-15, and owned by PARC, Inc., from Institutional to Commercial General. Legal description: (OR 4965, PG 42) THE SOUTH ¼ OF FARM "C", BLOCK 30, IN SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST OF PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THE WEST 15 FEET FOR STREET

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Institutional to Commercial General to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: 

Office of the County Attorney

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. LU-27-10-15

LPA Recommendation: The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the land use amendment. (The vote was 6-0, in favor)

LPA Public Hearing: October 8, 2015

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendment to the Pinellas County Future Land Use Map (FLUM) is consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: PARC, Inc.

DISCLOSURE: Corporate Officers: Karen Higgins (President), Marcos Hasbun (Chairman), April Hill (Chair Elect), John Bilchak (Treasurer/Secretary), Pat Law (Chief Finance Officer) & Paul Manfrey (Past Chair)

REPRESENTED BY: Timothy Hughes, Esq.

	LAND USE CHANGE
FROM:	Institutional
TO:	Commercial General

PROPERTY DESCRIPTION: Approximately 2.1 acres located at the northeast corner of the intersection of 66th Street North and 58th Avenue North in the unincorporated area of Pinellas Park.

PARCEL ID(S): 32/30/16/69930/330/0303

PROPOSED BCC HEARING DATE: November 24, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Institutional	C-2	Retail sales & congregate care facility
Adjacent Properties:			
North	Institutional	City of Pinellas Park	Salvation Army
East	Institutional	City of Pinellas Park	Salvation Army
South	Residential Urban	R-6	Mobile home park
West	Commercial General	City of Pinellas Park	Mini storage

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject area is currently designated Institutional on the Future Land Use Map (FLUM) and is zoned C-2, General Retail Commercial and Limited Services District. The site contains a retail thrift store on its western side fronting 66th Street North and a congregate care facility on its eastern side accessed via 58th Avenue North that cares for individuals with developmental disabilities. These uses have existed since 1983. Importantly, the site's C-2 zoning district is not compatible with the Institutional FLUM category. The requested amendment to Commercial General (CG), if approved, will eliminate this incompatibility. The applicants have no immediate plans to change the current uses on the site; however they are proposing to split the property into two parcels to separate the thrift store from the congregate care facility. This will provide them the opportunity to sell the thrift store component in the future if they so desire. Both the thrift store and the congregate care facility are permitted uses within the CG FLUM category and the C-2 zoning district. The congregate care facility is built to house up to 30 individuals but is currently home to 15 residents.

The subject area is adjacent to a large Salvation Army facility to the north and east within the jurisdiction of the City of Pinellas Park. This facility is mostly within the Institutional FLUM category; however its associated thrift store is CG. An 18-acre mobile home park is to the south of the subject area across 58th Avenue North and a mini storage facility is to the west across 66th Street North. The 66th Street North corridor is largely commercial in nature, and the CG FLUM category is the predominant land use fronting the roadway in the area. The mobile home park to the south is an exception; however it is currently adjacent to CG on two sides and is buffered from the subject area by a dense strip of vegetation on the south side of 58th Avenue North.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject area with the potential uses associated with the proposed CG FLUM designation, the CG category could generate approximately 998 additional average daily trips on 66th Street North if maximum development occurred. This facility is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.71. The 998 potential additional trips could trigger a change to LOS D as the roadway is currently on the cusp between LOS

C and D. This scenario is assuming maximum development potential under the CG category as compared to a standard Institutional use such as a church. In reality, the 998 trips is likely an overestimation since the site is already being used for commercial purposes. Importantly, the applicants currently have no plans to change the existing uses on the site. Because of these reasons the true impacts to the operational characteristics of 66th Street North are projected to be minimal. In addition, approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

SUMMARY

The proposed land use amendment is appropriate based on the existing commercial uses in the surrounding area and along much of the 66th Street North corridor. The Salvation Army facility to the north and east is a rather intensive Institutional use that includes warehousing and distribution activities. The amendment to CG will align with the subject area's existing C-2 zoning, thus resolving an inconsistency between the FLUM and Zoning Atlas. The proposal will not detrimentally impact 66th Street North or other infrastructure-related services.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

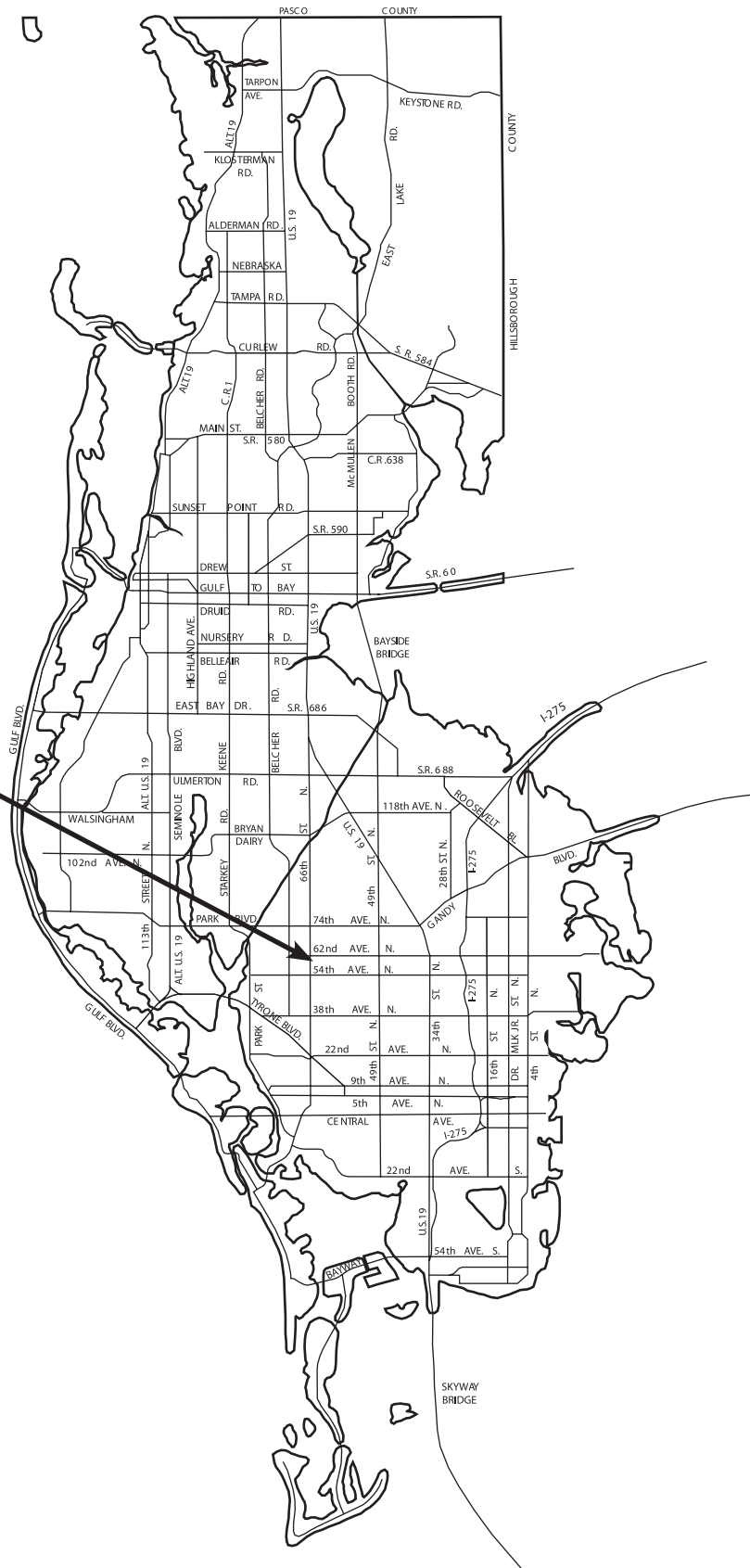
COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

LOCATION MAP

LU-27-10-15



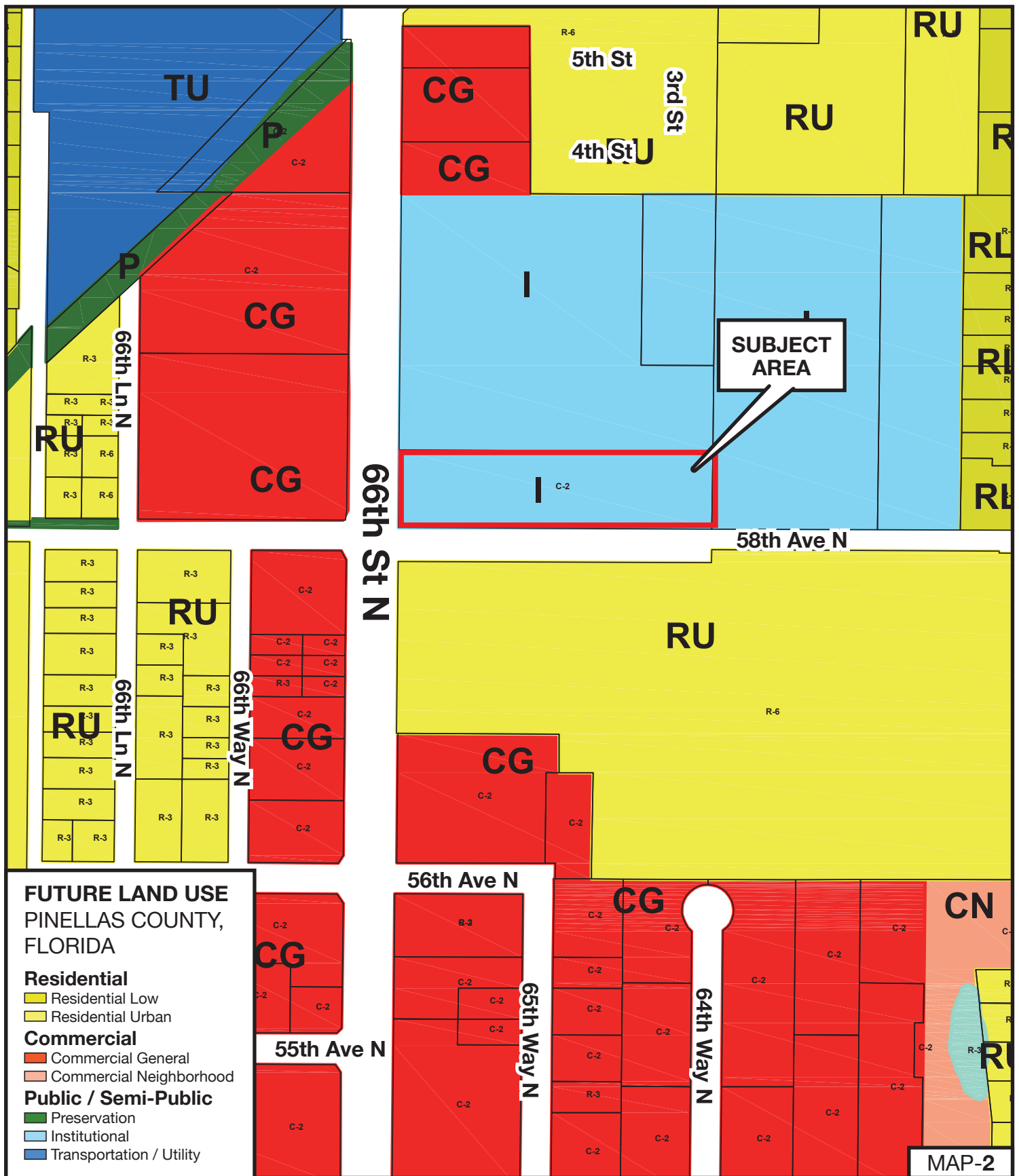
MAP-1

LU-27-10-15

Land Use From: Institutional
To: Commercial General

Parcel I.D. 32/30/16/69930/330/0303
Prepared by: Pinellas County Planning Department August 2015





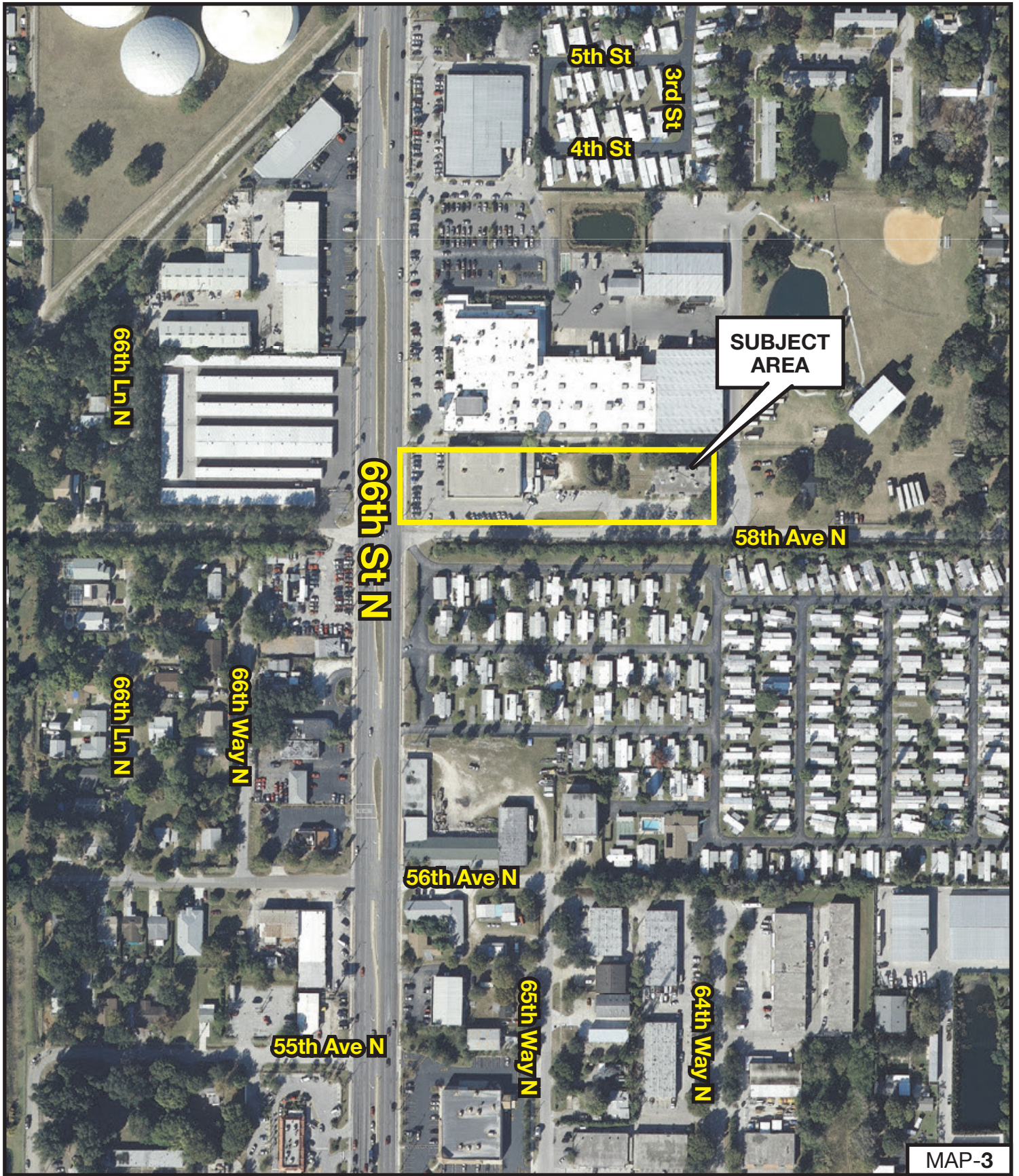
LU-27-10-15

Land Use From: Institutional
To: Commercial General

Parcel I.D. 32/30/16/69930/330/0303

Prepared by: Pinellas County Planning Department August 2015



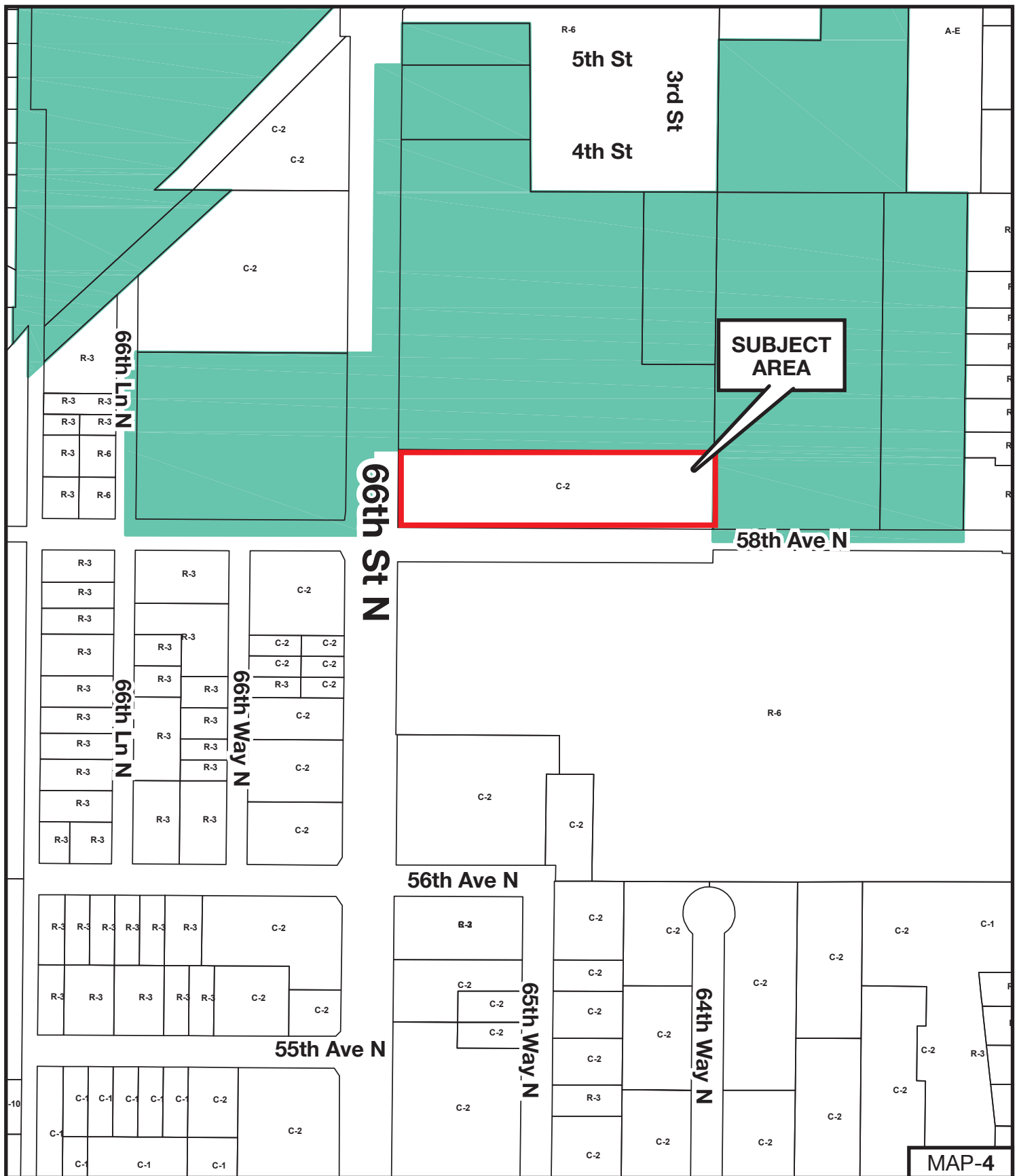


LU-27-10-15

Land Use From: Institutional
To: Commercial General

Parcel I.D. 32/30/16/69930/330/0303
Prepared by: Pinellas County Planning Department August 2015





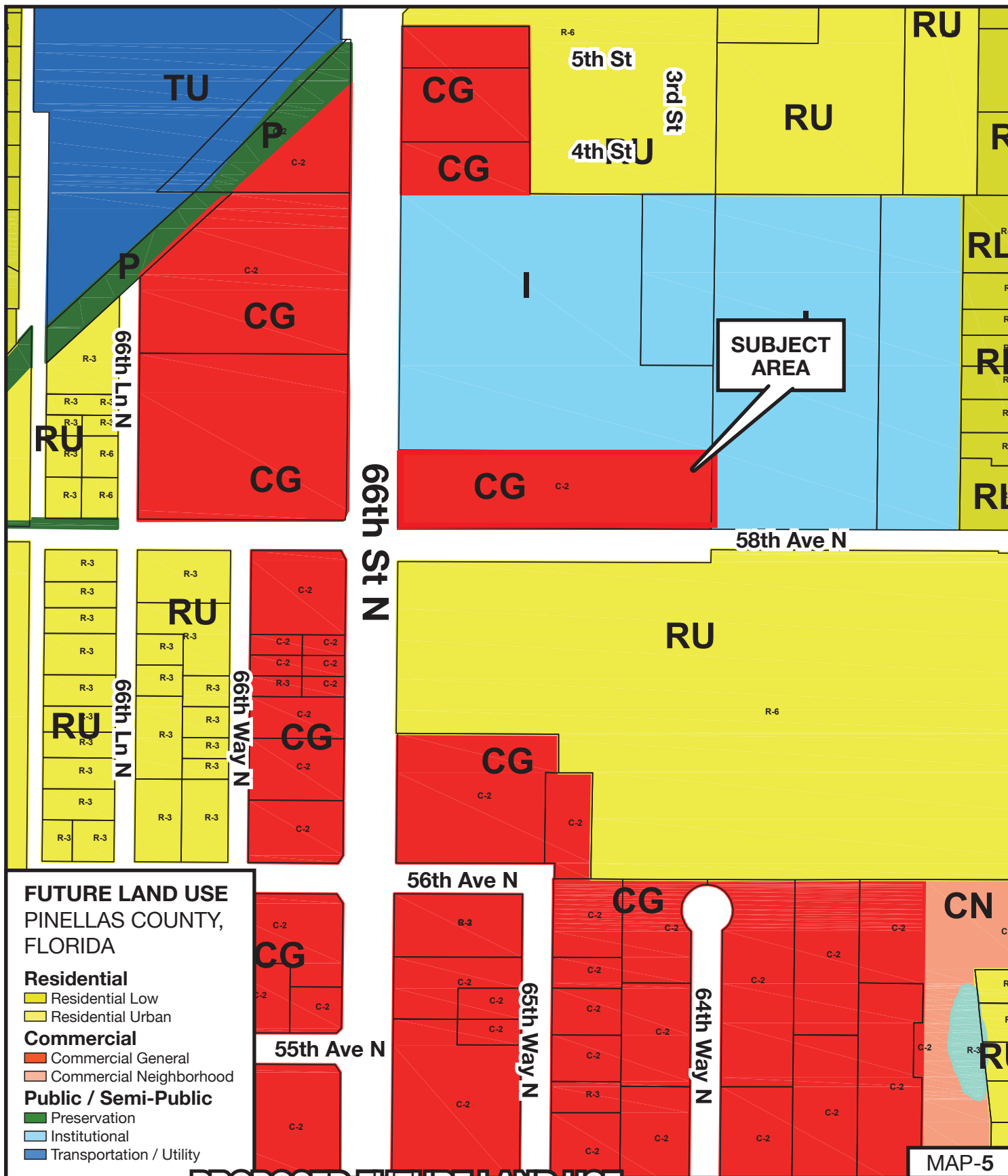
LU-27-10-15

Land Use From: Institutional
To: Commercial General

Parcel I.D. 32/30/16/69930/330/0303

Prepared by: Pinellas County Planning Department August 2015





PROPOSED FUTURE LAND USE

LU-27-10-15	Land Use From: Institutional To: Commercial General		
Parcel I.D. 32/30/16/69930/330/0303 Prepared by: Pinellas County Planning Department August 2015			

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

LU:27-10-15

Site Location: Located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park.

Street Address: 5825 66th Street North

Parcel Number: 32/30/16/69930/330/0303

Prepared by: RAB

Date: 09/23/2015

Proposed Amendment From:

Future Land Use Designation(s): 1 acres 2.1

Zoning Designation(s): C-2 acres 2.1

Proposed Amendment To:

Future Land Use Designation(s): CG acres 2.1

Zoning Designation(s): C-2 acres 2.1

Development Agreement? No ☒ Yes ☐ New ☐ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ **How many units:**

INFRASTRUCTURE IMPACTS

SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Institutional	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft x .65 FAR = 59,459 sq. ft 59,459 sq. ft x 1.6 lbs/sf (Institutional factor) = 95,134 lbs/sf 95,134 lbs./sq. ft. ÷ 2,000 lbs./ton = 48.0 tons/year
PROPOSED	
Commercial General	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft. x .35 FAR = 32,016 sq. ft. 32,016 sq. ft. x 7.3 lbs./sq.ft. (commercial factor) = 233,717 lbs. /sq.ft. 233,717 lbs. /sq.ft. ÷ 2,000 lbs./ton = 117 tons/year
NET DIFFERENCE	+69.0 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Institutional	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft x .65 FAR = 59,459 sq. ft 59,459 sq. ft x 0.10 per sq. ft = 5,946 GPD	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft x .65 FAR = 59,459 sq. ft 59,459 sq. ft x 0.10 per sq. ft = 5,946 GPD
PROPOSED		
Commercial General	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft. x .35 FAR = 32,016 sq. ft. 32,016 sq. ft. x 0.25 per sq. ft = 8,004 GPD	2.1 acres x 43,560 sq. ft = 91,476 sq. ft 91,476 sq. ft. x .35 FAR = 32,016 sq. ft. 32,016 sq. ft. x 0.25 per sq. ft = 8,004 GPD
NET DIFFERENCE	+2,058 GPD	+2,058 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located on a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See staff report for details.
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject area contains Felda, Matlacha, St. Augustine & Urban Land.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Joes Creek watershed.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	C
Identify the Fire District serving the proposed development.		The subject site is located within the Lealman Fire District.

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes ☐ No ☒

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes ☐ No ☒

ATTACH THE FOLLOWING:

- ☐ Location Map
- ☐ Future Land Use Map with zoning designations
- ☐ Aerial

PINELLAS COUNTY PLANNING DEPARTMENT							
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: LU-27-10-15		Received: 09/17/2015		Jurisdiction: Pinellas County			
Revised:				Signoff:			
SITE DATA							
Parcel Size: 2.1							
Proposed for Amendment: 2.1							
Current Land Use Designation: Institutional							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Institutional			N/A	59.5	9.1	0.90	487
Proposed Land Use Designation: Commerail General							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) General							
(1) Commercial	2.1	0.35	N/A	32.00	94.7	0.49	1,485
Total							998
Potential Additional Daily Trips: 998							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution				Traffic Vol. (AADT)	
		2014	2035			2014	2035
(1) 66th Street N		998	998	existing	38,500	47,500	
Park Blvd N. to 54th Ave N.		100	100	proposed	39,498	48,498	
		2014 PH		2014 AADT		2035 AADT	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) 66th Street N							
Park Blvd N. to 54th Ave N.		C	0.71	C	D	D	D
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
(1) 66th Street N		Park Blvd N. to 54th Ave N.		6D	N/A	N/A	N/A
CMS							
Desig.							
N/A							
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = Constrained County Corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = Divided/undivided				TGR = Trip Generation Rate			
E = Enhanced				UPA = Units Per Acre			
FAR = Floor Area Ratio				UTS = Units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio			
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled			
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual							

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS AND THE COMPREHENSIVE PLAN

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas and proposed amendments to the Pinellas Comprehensive Plan. A public hearing on the Resolutions and Ordinances will be held **November 24, 2015 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

A. PROPOSED RESOLUTIONS AND ORDINANCE AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. Q Z/LU-19-9-15

Resolution changing the Zoning classification of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South); Page 729 of the Zoning Atlas, as being in Section 07, Township 30, Range 16; from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a special exception to allow a 50% affordable housing density bonus; upon application of Alice K. Gast, Trustee of the Nichols Family Trust through Richard Cavalieri, Norstar Development USA, LP, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South) located in Section 07, Township 30, Range 16, from Residential Urban to Residential Medium, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

2. LU-21-9-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2 acres on the south side of Keystone Road approximately 280 feet west of the intersection with Dogwood Trace in the unincorporated area of Tarpon Springs (site address: 2801 Willow Trace) located in Section 09, Township 27, Range 16 from Residential Rural to Institutional, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

3. Q Z-26-10-15

Resolution changing the Zoning classification of approximately 5.6 acres located on the south side of Tampa Road 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona; Page 93 of the Zoning Atlas, as being in Section 10 & 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23 foot setback from residential porches to the edge of a private street where 35 feet is required, an 8 foot setback from the pool cabana to the edge of a private street where 35 feet is required, an 18 foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required; upon application of GGR Ozona, LLP through George Stamas, Pioneer Homes, Representative.

4. LU-27-10-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park located in Section 32, Township 30, Range 16; from Institutional to Commercial General, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date

B. PROPOSED AMENDMENT TO THE PINELLAS COUNTY COMPREHENSIVE PLAN

1. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES, AND THE FUTURE LAND USE MAP CATEGORIES AND RULES, OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO SUPPORT PROPOSED AMENDMENTS TO THE ZONING PROVISIONS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE; TO INCLUDE SELECTED COUNTYWIDE PLAN PROVISIONS AND RETAIN CONSISTENCY WITH THE COUNTYWIDE PLAN RULES; TO SUPPORT IMPLEMENTATION OF THE PINELLAS COUNTY MOBILITY MANAGEMENT SYSTEM; AND TO DELETE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.
2. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE TRANSPORTATION ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM, TO DELETE TRANSPORTATION CONCURRENCY, TO UPDATE VARIOUS TERMS AND REFERENCES, AND TO REFLECT NEW INFORMATION; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT TO RECOGNIZE THE COORDINATION REQUIRED TO IMPLEMENT THE COUNTYWIDE COMPONENTS OF A MOBILITY MANAGEMENT SYSTEM; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO SUPPORT ESTABLISHMENT OF A MOBILITY MANAGEMENT SYSTEM AND TO REFLECT IMPLEMENTATION OF A TEN-YEAR CAPITAL IMPROVEMENTS PROGRAM; AMENDING THE CONCURRENCY MANAGEMENT SYSTEM PROVISIONS OF THE COMPREHENSIVE PLAN TO ELIMINATE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinance amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

The proposed amendments to the Pinellas County Comprehensive Plan can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long Range Planning Division at (727) 464-8200. The amendments can also be inspected at Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida, 33756.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (November 24, 2015 BCC Hearing)

DATE: November 3, 2015

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **November 13, 2015**

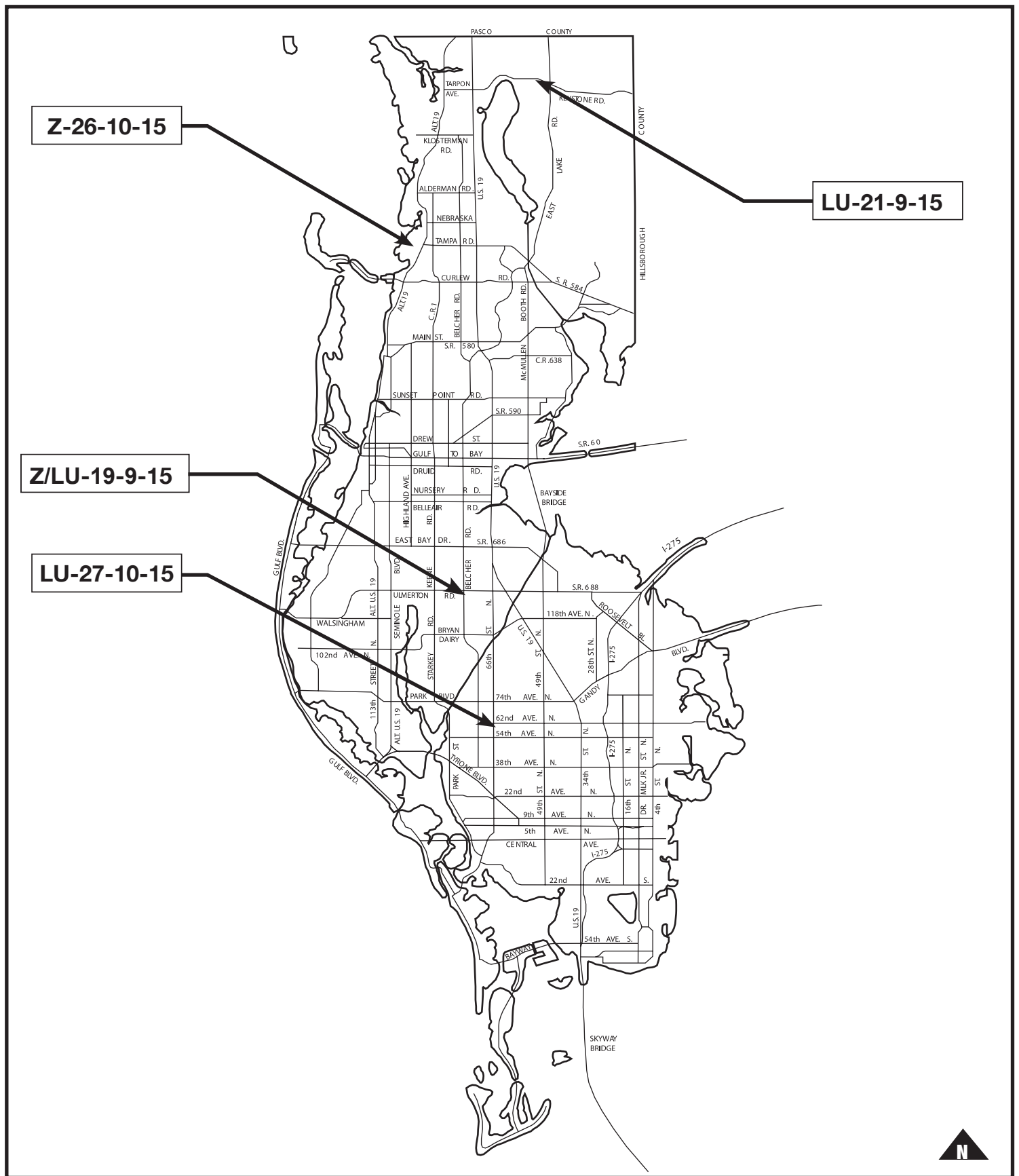
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

SIZE OF HEADER: **18 Point Header**

SIZE OF PRINT: **N/A**

SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Liz Freeman, Planning Department
Tammy Swinton, Planning Department



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION